



Planning and Development Services
10 N Bemiston
Clayton, Missouri 63105

HOUSING TASK FORCE

MINUTES JULY 19, 2006

ROLL CALL:

Nicki Herrington
Andrea Dallas Maddox
Morris Sterneck
David Hoffmann
Joan Gallagher
Jack Hambene
Alex Berger III, Aldermanic Representative
Michelle Harris, Aldermanic Representative

Absent:

Joanne Boulton

City Staff:

Catherine Powers, Director of Planning & Development Services
Jackie Williams, Recording Secretary

Guests:

Judy Goodman, Alderman

Catherine Powers welcomed everyone to the meeting. She asked that the members again introduce themselves and provide a brief explanation of their interest in this committee.

The minutes of the June 29, 2006 meeting were approved, as presented, after having been previously distributed to each member.

Catherine Powers indicated that some discussion that took place at the last meeting dealt with what is happening to Clayton's housing stock, particularly relating to condominiums versus apartments and demographic information. Catherine referred to the documentation provided by Nicki Herrington and distributed to the members in the agenda packet.

Nicki Herrington provided a brief explanation of the data she provided. A summary of the information provided in the packet was distributed. She explained that the condominium data goes back 5 years. A listing of all properties currently for sale was also included in the packet information. A breakdown of the number of condominium units sold is as follows: 5 years ago - 153; 4 years ago - 159; 3 years ago - 138; 2 years ago - 126 and in the last 12 months - 109, with sale prices ranging up to 4 million. She stated the average prices went from \$330,000 to \$415,000 to \$511,000 to \$497,000 to \$439,000 city-wide. Days on market 79, 128, 140, 205 and 115. She stated the reason some of these numbers are high is because when developers purchase a building, the information is entered into the computer even before the existing building is demolished.

Catherine Powers asked the average number of days on the market an existing condominium unit may be.

Nicki Herrington indicated she did not have those statistics. She stated that sales rise in the spring and are generally slow during July - August and January - February.

A discussion began regarding single family residences. Nicki Herrington provided a breakdown of the number of single family residences sold over the past 5 years as follows: 5 years ago - 89; 4 years ago - 88; 3 years ago - 80; 2 years ago - 53, & in the last 12 months - 68; average sale price ranging from \$581,000 (5 years ago) to \$772,000 (last 12 months). Days on market 53, 43, 72, 96 and 80. She stated that the number of days on the market have increased over the years due to the high cost of residential property in Clayton. She stated it is a buyer's market now and that many more people are willing to pay for a higher priced home so as not to have to put any money into them (i.e. additions, major renovations, etc.).

A brief discussion regarding the number of new condominium units and the number of condominium conversions ensued. Catherine Powers advised the members that the census information (refer to staff's memorandum) does not distinguish between owner-occupied condominium units and single family residences because a condominium is a type of ownership, not a building classification. The census data does indicate that of the 5,852 housing units, 2,219 are single family, 214 are duplexes and 2,254 are rental units. Given the number of condo conversions in the past five years, it is obvious that Clayton is losing rental units.

The subject of affordable housing was brought up. The sales information provided by Nicki Herrington indicates that currently, only 20 condominiums (of the total number available for sale) are priced under \$300,000 (800 to 1,000 square foot) and of all the single family homes available, the least expensive is priced at \$359,900.

Nicki Herrington commented that it is not financially feasible for someone to purchase in Clayton if they only plan to stay for 2 or 3 years, as any appreciation would be eaten-up by sales commission.

The members thanked Nicki for her efforts in providing and explaining the sales information.

Alex Berger voiced his concern that if housing stock is not kept up, there will be more homes being demolished for new construction which, in turn, raises property costs.

It was mentioned that 80% of Clayton residents do not have children enrolled in the Clayton school district. Nicki Herrington mentioned that Clayton's location, services and amenities are factors that also draw people to live in Clayton.

Alex Berger stated that he believes that the greater percentage of students that attend the Clayton schools reside in single family residences as opposed to the newer condominiums. He stated he would like to obtain those statistics, if possible.

Morris Sterneck asked what this Board's objective is.

Andrea Maddox-Dallas indicated that three major points that were determined at the conclusion of the previous meeting were: preservation/tear-down, attracting families and national historic statutes.

Alderman Goodman commented that the City is at a crossroads, in that it has become important to preserve our historic neighborhoods and just as important, to allow for re-investment, which includes infill development. She asked how housing stock can be maintained so there is no need for tear-down. She stated that she believes this to be a primary issue as this is a great concern. She stated she believes the key to the future is attracting young people and that Ward 1 offers more diversity in housing and affordable housing. She wonders how that can be promoted and yet, the structures that are in poor condition cannot compete with available housing in the Central West End. She indicated that Captain School has the lowest enrollment right now.

Alderman Harris commented that one of the reasons Clayton's property values are high is due to the school district. She stated if housing is not available for young people, the schools will suffer and subsequently, the property values. She stated one of this Board's goals should be to try and ensure affordably priced housing for young people.

Andrea Maddox-Dallas stated that the reason she and her family moved to Clayton was not for the school district, but for safety reasons. She stated she believes that the school districts of Rockwood, Parkway and Ladue are comparable to Clayton. She stated that areas of interest (café's, parks, etc.) are within walking distance and that Clayton is a safe place to walk from one place to another.

David Hoffmann reminded the members that only 3 of Clayton's employees live in Clayton.

Alderman Harris advised the members that the school district has done some research on demographics and that she would try and obtain that information for presentation and discussion at the next meeting.

Morris Sterneck suggested renting a van and taking a tour of Clayton; pointing out the historic neighborhoods, areas of concern, etc.

Catherine Powers advised the members that the previous Housing Council, when a main point of focus was multi-family buildings, accompanied City staff on inspections.

Andrea Maddox-Dallas asked how similar communities deal with the types of issues this committee is addressing.

Alderman Berger stated it will be difficult to find a comparable City. He suggested compiling a list of Clayton's weaknesses and focus on them.

David Hoffmann suggested for the next meeting to select a specific topic for discussion (i.e. historic housing).

ELECTION OF CHAIRMAN

On motion of Alex Berger, seconded by Joan Gallagher, Nicki Herrington was nominated to serve as Chairman. The motion received unanimous approval.

The next meeting was scheduled for Wednesday, August 16th at 6:30 p.m.

Being no further discussion at this time, the meeting adjourned at approximately 8:15 p.m.

Jackie Williams

Recording Secretary